



Las Vegas

Agenda Item No.: 90.

**AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 7, 2007**

DEPARTMENT: NEIGHBORHOOD SERVICES
DIRECTOR: STEPHEN HARSIN

Consent Discussion

SUBJECT: Public Hearing to consider the report, expenses to recover costs for abatement of vacant or abandoned building and assess civil penalties located at 5953 Round Castle Street. PROPERTY OWNER: BANK OF AMERICA, N.A. - Ward 6 (Ross)

Fiscal Impact

No Impact Augmentation Required
 Budget Funds Available

Amount: \$1,547.00

Funding Source: General Fund

Dept./Division: Neighborhood Services/Response

PURPOSE/BACKGROUND:

The condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken nor an appeal filed the Department of Neighborhood Services hired C. H. Construction to remove refuse, waste, trash, debris and vegetation, and post No Vehicles, No Trespassing and No Dumping signs on site. The abatement was completed by C. H. Construction on November 28, 2006 at a cost of \$1,100.00. To date, there have been eleven (11) inspections conducted at this location. The value of the property based on the sale date of August 2006 was \$222,000.00.

RECOMMENDATION:

That the City Council: Approve the report of expenses in the amount of \$1,100.00 for work completed by C.H. Construction, plus 15% administrative fee of \$165.00, reinspection fees (including late fees) of \$132.00, civil penalties in the amount of \$150.00, for a total amount of \$1,547.00, and that charges be filed and recorded against the property, constituting a special assessment and lien, and authorize that the Notice and Lien of Assessment be duly recorded with the Clark County Treasurer.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Location Map
3. Report of Expenses
4. Contractor Disclosure
5. Notice of Public Hearing
6. Chronological List of Events
7. Copy of the Notice and Claim of Lien

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Motion made by STEVEN D. ROSS to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

Video shown but not submitted.

MAYOR GOODMAN declared the Public Hearing open.

DEVIN SMITH, Manager of Neighborhood Response, indicated the condition of the property was a public hazard and an attractive nuisance. The Department of Neighborhood Services declared the property in violation and started legal notification. When no corrective action was taken, nor an appeal filed, the Department of Neighborhood Services hired C. H. Construction to remove refuse, waste, trash, debris, vegetation, and other items. Signs/No Trespassing/No Dumping signs on site. The abatement was completed by C. H. Construction on November 28, 2006. To date there have been 2 inspections at this location. The value of the property based on the sale date of August 2006 was \$127,000. MR. SMITH recommended that the City Council approve the report of expenses in the amount of \$1,100 plus a 15 percent administrative fee of \$165, reinspection and late fees of \$130, and penalties in the amount of \$150, for a total of \$1,547, and that the above charges be filed and recorded against the property, constituting a special assessment and lien and authorize that the Notice and Lien of Assessment be duly recorded with the County Treasurer.

The property owner was not present.

MAYOR GOODMAN declared the Public Hearing closed.